

HOUSING PROGRAM INCOME LIMITS

2016 PMSA Boston, MA Median Family Income \$98,100

HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Each Addition'l Person
HWAP, WAP, LIHEAP & EFSP	60% of State Median (4) Effective 10/1/2015 Federal FY 2016	\$33,126	\$43,319	\$53,511	\$63,704	\$73,897	\$84,089	\$86,000	\$87,912	see footnote 5
30% MFI (7)		\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	see footnote 2
30% (HOME) effective date 6/6/2016 Extremely Low Income (CDBG) effective 3/28/2016 Income Targeting Standard (Sec. 8) effectv. 3/28/2016										
50% MFI		\$34,350	\$39,250	\$44,150	\$49,050	\$53,000	\$56,900	\$60,850	\$64,750	
Very Low Income (HOME) effective date 6/6/2016 Low Income (CDBG) effective 3/28/2016 Very Low Income (SEC. 8) effective date 3/28/2016										
60% MFI		\$41,220	\$47,100	\$52,980	\$58,860	\$63,600	\$68,280	\$73,020	\$77,700	see footnote 2
60% (HOME) effective date 6/6/2016										
80% MFI (1)		\$51,150	\$58,450	\$65,750	\$73,050	\$78,900	\$84,750	\$90,600	\$96,450	see footnote 2
Low Income (HOME) effective 6/6/2016 Low / Mod (CDBG) effective 3/28/2016 Low / Mod (SEC. 8) effective 3/28/2016 Uniform Relocation Act (URA) 49 CFR 24.402(b) 3/28/2016										
100% MEDIAN INCOME (3)		\$68,670	\$78,480	\$88,290	\$98,100	\$105,948	\$113,796	\$121,644	\$129,492	see footnote 2
110% MEDIAN INCOME (3)		\$75,537	\$86,328	\$97,119	\$107,910	\$116,543	\$125,176	\$133,808	\$142,441	see footnote 2
Somerville Affordable Housing Trust Fund effective 3/28/2016										
MassHousing (formerly MHFA)		1-2 persons:	3+ persons:	check www.masshousing.com						
Get The Lead Out - current as of revised date		\$107,500	\$122,200							
Home Improvement Loan Prgm (HILP) - "		\$100,000	\$114,000							
Purchase & Rehab Program - "		\$108,300	\$123,100							
140% of 50% MFI (6)		\$48,100	\$54,950	\$61,850	\$68,700	\$74,200	\$79,700	\$85,200	\$90,650	see footnote 2
140% of 80% MFI (6)		\$71,650	\$81,850	\$92,050	\$102,300	\$110,500	\$118,650	\$126,850	\$135,050	see footnote 2
Inclusionary Rental Max. Recert. lt 06/06/16										

Footnotes continue on the reverse.

Footnotes:

- (1) The 80% Median Income has been capped by HUD for Boston PMSA; actually it's 74.46% of MFI and 6.92% less than true 80%
- (2) 9 person household is 140% of 4 person household. Add 8% for each additional person thereafter; round UP to nearest \$50.
- (3) 110% and 100% income are calculated directly on Median Income, and are NOT rounded.
- (4) Program opens for applications in November. FFY 2012 uses median of \$100,058. Camb/Somerville FA using 60%

revised
05/24/16